141.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	825,800 / 825,800
					USE VALUE:	825,800 / 825,800
					ASSESSED:	825,800 / 825,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
276		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROONEY JAMES P--ETAL
Owner 2:	GOROWITZ ELLEN I
Owner 3:	
Street 1:	276 GRAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .135 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Clapboard Exterior and 1914 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5864.000	345,500	3,600	476,700	825,800
Total Card	0.135	345,500	3,600	476,700	825,800
Total Parcel	0.135	345,500	3,600	476,700	825,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.45 /Parcel: 431.45

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 90831

GIS Ref

GIS Ref

Insp Date 11/14/08

!10911!

PREVIOUS ASSESSMENT

Parcel ID 141.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	345,500	3600	5,864.	476,700	825,800		Year end	12/23/2021
2021	101	FV	334,800	3600	5,864.	476,700	815,100		Year End Roll	12/10/2020
2020	101	FV	334,800	3600	5,864.	476,700	815,100	815,100	Year End Roll	12/18/2019
2019	101	FV	266,900	3600	5,864.	446,900	717,400	717,400	Year End Roll	1/3/2019
2018	101	FV	266,900	3600	5,864.	369,500	640,000	640,000	Year End Roll	12/20/2017
2017	101	FV	266,900	3600	5,864.	339,700	610,200	610,200	Year End Roll	1/3/2017
2016	101	FV	266,900	3600	5,864.	309,900	580,400	580,400	Year End	1/4/2016
2015	101	FV	251,500	3600	5,864.	303,900	559,000	559,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:34:46

LAST REV

Date	Time
09/07/21	11:47:34
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10911

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STORM BRUCE & M	22160-342		6/26/1992		227,000	No	No	Y	

USER DEFINED

Prior Id # 1:	90831
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2021	823	Redo Bat	10,000	C				
1/27/2014	63	Manual	11,160	C				
5/13/2008	461	Manual	3,000			G9	GR FY09	repair and replace

ACTIVITY INFORMATION

Date	Result	By	Name
2/10/2014	Info Fm Prmt	EMK	Ellen K
11/14/2008	Meas/Inspect	345	PATRIOT
4/28/2000	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/10/1999	Measured	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5864		Sq. Ft.	Site		0	80.	1.02	9									476,739						476,700	

Total AC/HA:	0.13462	Total SF/SM:	5864	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	476,739	Spl Credit		Total:	476,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.25623560
Const Adj.:	0.98990101
Adj $ / SQ:	167.879
Other Features:	66850
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	469473
Depreciation:	123941
Depreciated Total:	345532

COMMENTS

ASBETOS IN BMT PIPES SINK/TOILET IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

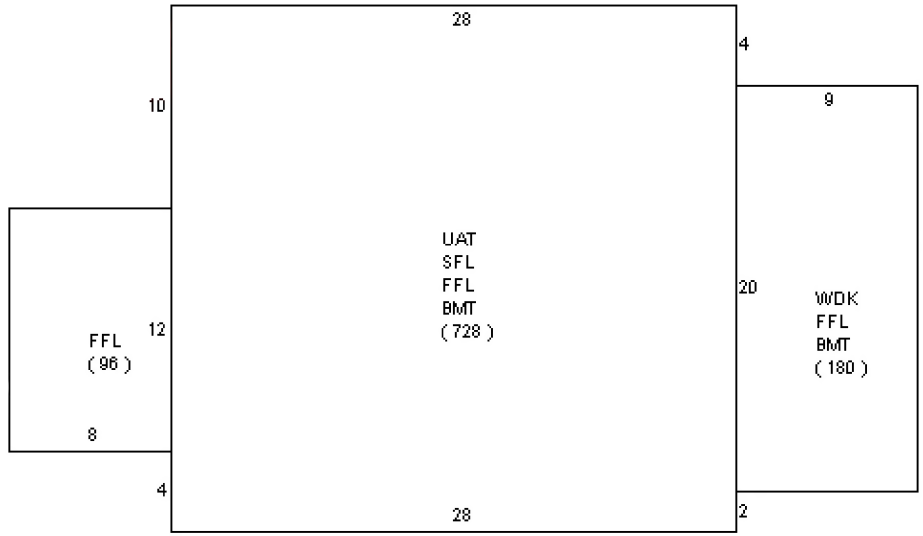
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	184.67
Special Features:	0	Val/Su Net:	115.09
Final Total:	345500	Val/Su SzAd	199.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,004	167.880	168,551
BMT	Basement	908	50.360	45,730
SFL	Second Floor	728	167.880	122,216
UAT	Upper Attic	182	117.520	21,388
WDK	Deck	180	11.440	2,059

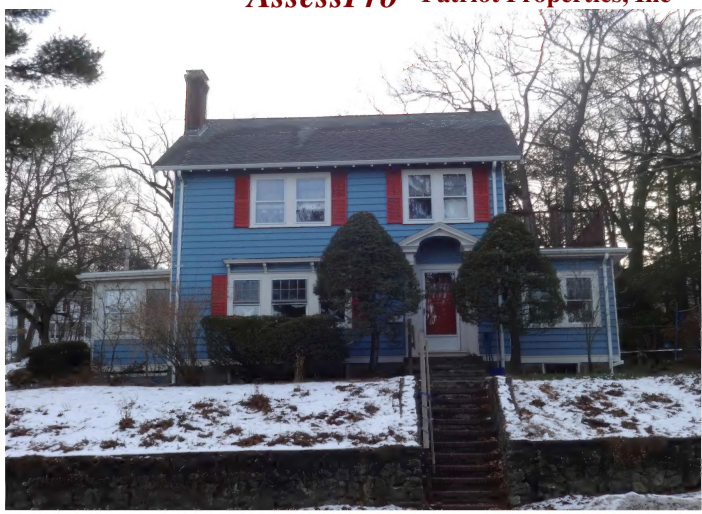
Net Sketched Area:	3,002	Total:	359,944
Size Ad	1732	Gross Area	3548	FinArea	1914
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 141.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	13X18	A	AV	1926	25.68	T	40	101			3,600			3,600
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:	3,600	Total Special Featues:		Total:	3,600